

A map of Orange County, California, showing land use and water features. The map is overlaid with a grid of yellow and green areas, representing different land use categories. The text "ORANGE COUNTY SCORE PROGRAM" is centered over the map.

ORANGE COUNTY SCORE PROGRAM

Phase Two Report

A Summary of Findings From the SCORE Land Use Task Force

Prepared by:



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Orange County SCORE Program

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I. Introduction and Overview

The South County Outreach and Review Effort (SCORE) is an innovative program initiated by Supervisor Tom Wilson to assist in the *early stages of defining community goals and issues* related to potential future development on the Rancho Mission Viejo property in South Orange County.

The overall goal of the SCORE program is to establish and maintain positive and constructive communications among all potentially interested parties including members of the Ranch development team, Orange County staff and appointed officials, representatives of all the neighboring jurisdictions, representatives of specific community interest groups, and members of the public at large.

The SCORE Task Forces

Supervisor Wilson convened two task forces to study Ranch development issues, one to address land use and one to address urban runoff. Each task force was given a scope for action (the charge) and a set of ground rules for operation.

The charge to the *Land Use Task Force* was to:

- Provide independent advice and comment on planning issues related to the Ranch;
- Apply the land use evaluation criteria to a range of land use alternatives generated through the California Environmental Quality Act (CEQA), Natural Community Conservation Plan (NCCP), Habitat Conservation Plan (HCP) and the Special Area Management Plan (SAMP)/Master Streambed Alteration Agreement (MSAA) process;
- Assess how each alternative addresses the evaluation criteria; and
- Identify important issues and optional solutions consistent with the evaluation criteria.

The charge to the *Urban Runoff Task Force* was to:

- Provide independent advice and comment on urban runoff issues related to the Ranch;
- Generate a list of potential solutions to typical urban runoff problems;
- Conduct a preliminary assessment of the advantages and disadvantages of the potential solutions; and
- Identify potential applications of the optional solutions to the Ranch development.

SCORE Process Overview

The SCORE process involved a variety of community participants representing different community elements and interests (see Acknowledgements for a roster of task force members). A work program was developed for each task force involving a series of technical presentations and facilitated discussions.

The County retained the professional consulting firm of Moore, Iacofano, Goltsman (MIG), Inc., a multidisciplinary planning, design, communication and management firm to facilitate the SCORE Land Use and Urban Runoff Task Forces and to prepare a report of results from the two group efforts.

The SCORE process is organized in three phases.

Phase One involved the Land Use Task Force in a review and preliminary evaluation of a set of “reserve design concepts” indicating potential locations where development of some type may or may not occur. The Urban Runoff Task Force identified issues and evaluated potential solutions for managing urban runoff and protecting water quality regardless of development type or location. The *Land Use Task Force* met fourteen times during Phase One. The *Urban Runoff Task Force* met six times (see Appendix A for the SCORE Phase One Report).

Phase Two of the SCORE process, the subject of this report, involved the Land Use Task Force in a review and discussion of draft land use alternatives for the Ranch property using information provided by the Orange County Planning Department and the environmental resource agencies.

Phase Three will be a report to the SCORE Land Use and Urban Runoff Task Forces on the draft environmental impact report prepared by the Orange County Planning Department.

Supervisor Wilson’s charge “to provide advice and comment on planning issues related to the Ranch” was intended to produce a record of varied perspectives and issues to be used by the Orange County Planning and Development Services Department during the formal planning process. The review and evaluation of the land use alternatives by Orange County planning staff will require a careful balancing of the issues and concerns presented and summarized in this report.

Organization of This Report

This document provides an overview of the SCORE process and a report of results from Phase Two of the Land Use Task Force process. It is organized according to the following headings:

Section II: Presents the SCORE Land Use Task Force comments regarding the nine RMV planning areas using the SCORE Land Use Evaluation criteria and performance objectives developed by the Task Force.

Section III: Presents the SCORE Land Use Task Force comments regarding the four potential land use alternatives being considered by the environmental resource agencies using the SCORE Land Use Evaluation Criteria and performance objectives developed by the Task Force.

Next Steps

The next steps in the SCORE program will include:

September 2003 A presentation of the SCORE Phase Two Report to the Orange County Planning Commission; and

1st Quarter 2004 A report on the draft environmental impact report by Orange County Planning Department staff to SCORE Land Use Task Force members (SCORE Process Phase Three) will be distributed at later date that has yet to be determined.

Staff of the Orange County Planning Department will use the results of the Phase One and Phase Two SCORE process in their on-going planning process for the Ranch. Staff from the Planning Department and Supervisor Wilson's office will continue to oversee and monitor the next steps in the SCORE process.

II. Assessment of RMV Planning Areas Using the SCORE Land Use Evaluation Criteria and Performance Objectives

To aid the SCORE Land Use Task Force members in their deliberations, Supervisor Wilson provided a set of **land use evaluation criteria** that could be used to evaluate the quality of development proposed for the Rancho Mission Viejo property. The criteria encompass a broad range of issues including protection of natural resources, hydrologic functions, land use, housing and growth management, community services and facilities, historic preservation, transportation and community identity and governance (see *Table One* on the following page).

For each of the fourteen (14) land use evaluation criteria, the SCORE Land Use Task Force created a set of **performance objectives** that specify the desired qualities and characteristics of development on the Ranch property in more detail. The performance objectives include a mix of factors which apply variously to the regional planning, site planning and site design scales. The original land use evaluation criteria statement and the list of performance objectives developed by the SCORE Land Use Task Force during Phase One of the SCORE process are provided in *Appendix A* as Section II of the SCORE Phase One Report).

In fulfilling its charge for Phase Two, the SCORE Land Use Task Force reviewed and commented on a set of four (4) **land use alternatives** for development of the Rancho Mission Viejo property. The land use alternatives were formulated through the Natural Communities Conservation Plan (NCCP) program and the Special Area Management Program (SAMP) by the environmental resource agencies (i.e., US Fish and Wildlife Service, the California Department of Fish and Game, and the US Army Corps of Engineers). These same four land use alternatives were the subject of the public scoping meeting held on April 23, 2003, in conjunction with the environmental impact report (EIR) being prepared for the Rancho Mission Viejo development application (see *Appendix B* for scoping meeting handout materials).

The Land Use Task Force members applied the fourteen land use criteria to each of the **nine planning areas (PA's)** identified on the land use alternatives. This approach provided a framework for discussion of the individual planning areas as well as the alternatives as a whole.

The SCORE Land Use Task Force recognizes that planning Rancho Mission Viejo is an extremely complex process that will be shaped by technical, environmental and economic data that will be forthcoming during subsequent phases of the development entitlement process. The Task Force recommends that all planning and development issues be considered in the context of this more comprehensive and detailed information as it becomes available.

SCORE Land Use Task Force Criteria

This criteria was developed for the SCORE Land Use Task Force to use in evaluating land use alternatives within development bubbles identified by the NCCP.

1. The plan provides for a comprehensive program which ensures the preservation and long-term protection, enhancement and management of identified habitats and related species.
2. The plan provides a comprehensive long-term program to protect and manage aquatic resources (including wetlands and riparian areas) and for the long-term protection, enhancement and restoration of these aquatic resources
3. The plan provides for flood control protection in a manner that is consistent with protection of sensitive hydrologic and biologic resources.
4. The plan protects and, and where feasible, enhances hydrologic functions and water quality by carefully designing new development areas in a manner that will contain, treat, naturally filter, and manage flows into creeks and flood control channels.
5. The plan provides for a wide-range of recreational activities and assures the completion and expansion of the county's multi-use trail system, linking public spaces, residential, recreation, schools, and commercial areas.
6. The plan recognizes certain historic areas of the Rancho Mission Viejo (Cow Camp, Amantes Camp, etc.).
7. The plan provides for a broad range of housing types and densities (including affordable and senior housing as negotiated with the County) and the ability of such housing to be absorbed within reasonable timeframes.
8. The plan provides for a fiscally balanced mix of residential, industrial, commercial and open space uses.
9. The plan provides for adequate public safety: fire, sheriff, emergency management facilities and services.
10. The plan results in a viable community that includes a model for future governance.
11. Consistent with the Growth Management Element of the Orange County General Plan, the plan provides for development phasing concurrent with implementation of all necessary infrastructure adequate to serve future residents.

12. The plan provides for a system of arterial roadways that is adequate to serve current and future residents, coordinates with adjacent cities and is consistent with regional transportation planning needs.
13. The plan recognizes the owners' private property rights and the need to provide for an economically viable mix of land uses and intensities.
14. The plan identifies and, where feasible, protects significant natural geographic features.

The Land Use Alternatives Evaluated By the SCORE Land Use Task Force

The environmental resource agencies, in conjunction with the County of Orange Planning staff and the Rancho Mission Viejo developed a set of land use alternatives through the NCCP/SAMP process for the purpose of preparing an environmental impact report for the Rancho Mission Viejo development application. Fourteen (14) land use alternatives were considered but four (4) land use alternatives were recommended for detailed study and evaluation through the environmental impact review process.

These same four land use alternatives were evaluated by the SCORE Land Use Task Force. The Land Use Alternatives are listed below followed by a brief description of the alternative.

Land Use Alternative B-4: Provides a range of development areas as proposed by the Rancho Mission Viejo.

Land Use Alternative B-5: Directs development to the western and central portions of the Ranch and avoids development in the San Mateo watershed area.

Land Use Alternative B-6: Directs development to the western and central portions of the Ranch, includes development in the San Mateo watershed area and avoids development in the Chiquita Canyon area.

Land Use Alternative B-8: Directs all development to the western and central portions of the Ranch property and avoids development in the Chiquita Canyon and San Mateo Watershed areas.

For comparison purposes, the SCORE Land Use Task Force considered a possible variation on alternative B-8 which assumed higher density on the identified remaining development areas in order to achieve the same total housing unit count as proposed in the Ranch development application. **This alternative has been labeled B-8'.**

The land use alternatives, general land uses and density ranges that were assumed for each of the nine planning areas are summarized in Figure One and in Tables Two and Three on the following pages.



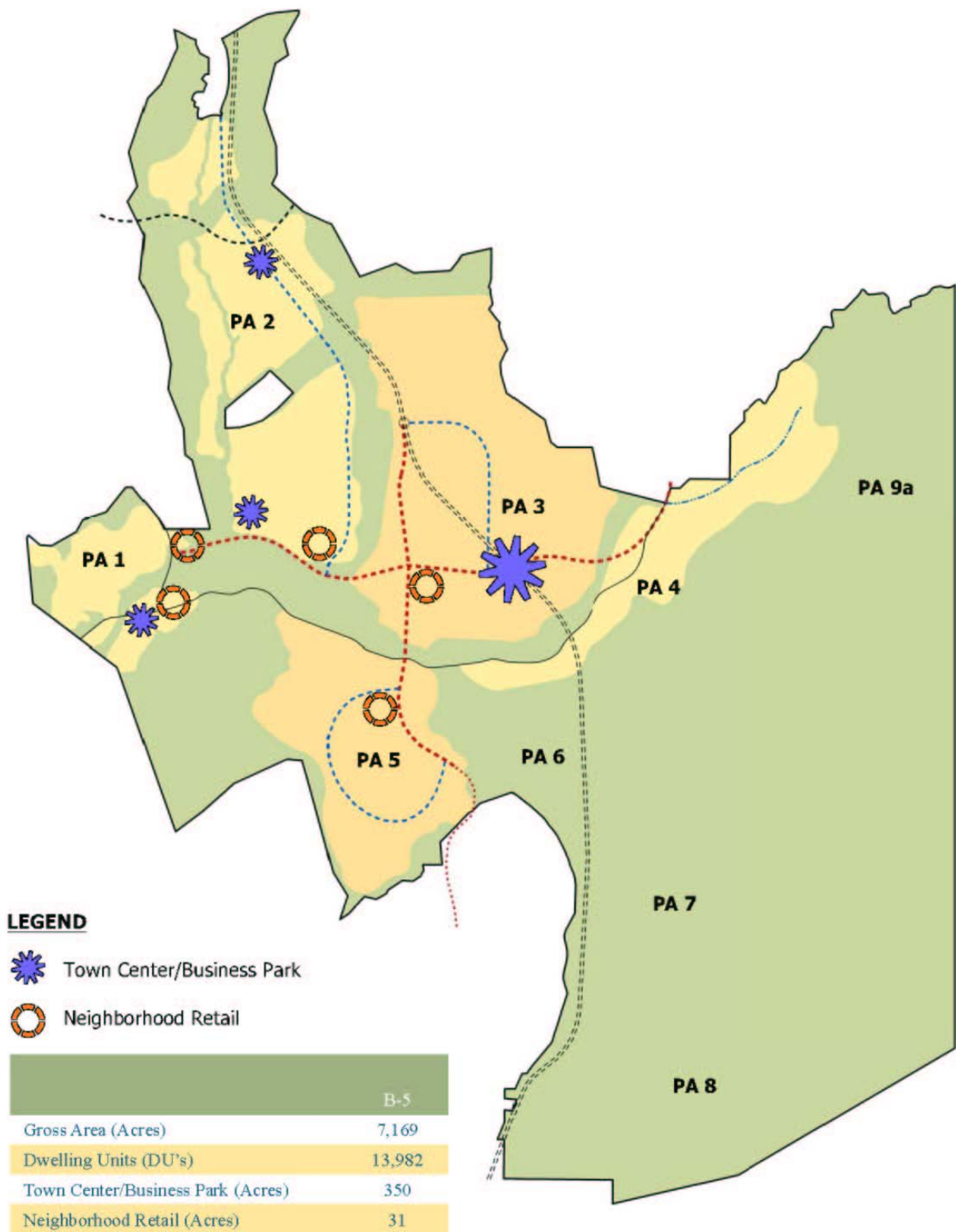
WORK IN PROGRESS SUBJECT TO CHANGE



Scale 1:1,000 - June 26, 2003

Alternative B-4 with Support System

(with Extension of SR-241)



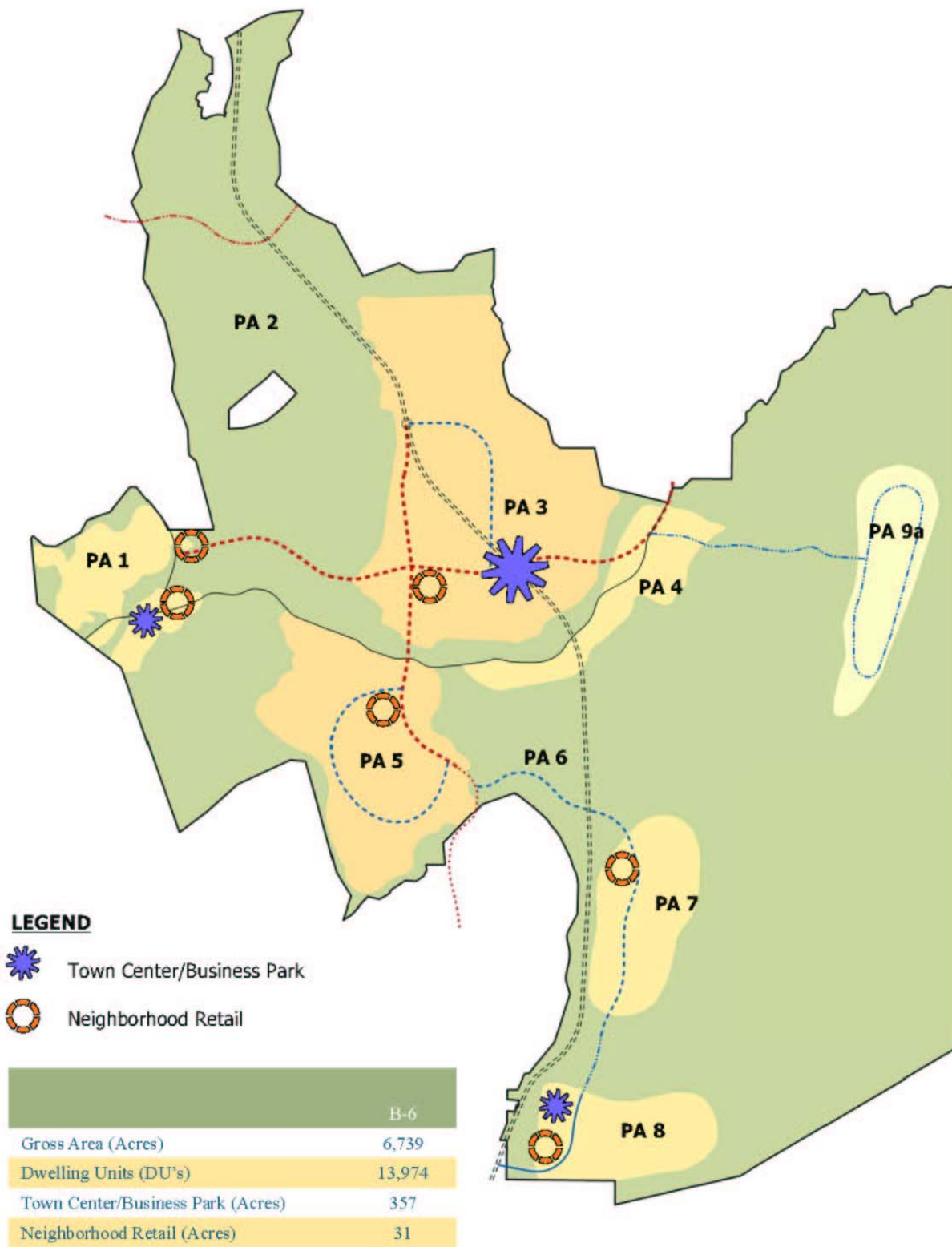
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Alternative B-5 with Support System

(with Extension of SR-241)



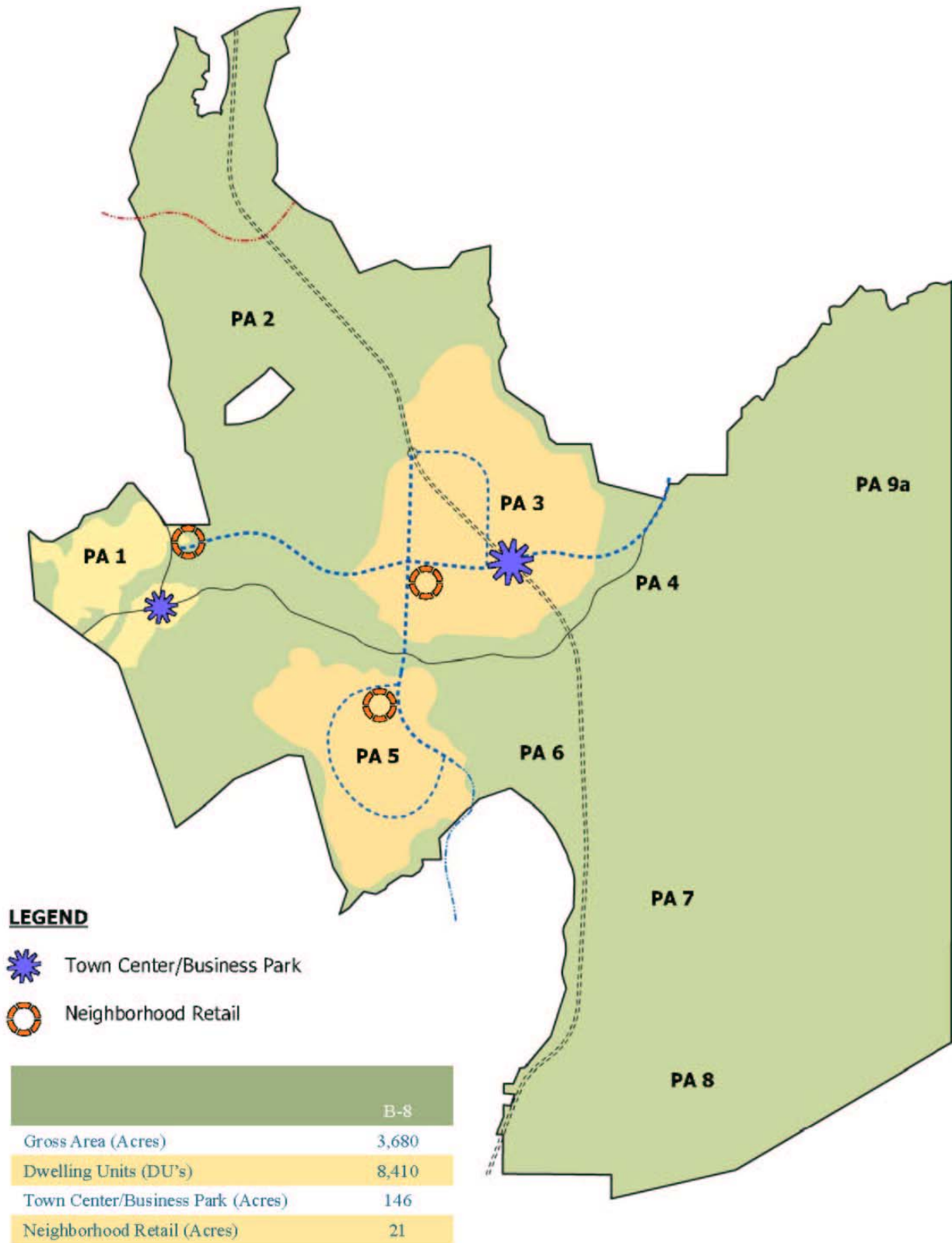
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Alternative B-6 with Support System

(with Extension of SR-241)



WORK IN PROGRESS SUBJECT TO CHANGE



Scale 1:1000 - June 26, 2003

Alternative B-8 with Support System

(with Extension of SR-241)

Alternatives Matrix

Density Ranges (Averages by Planning Area)

	B-4	B-5	B-6	B-8	B-8'
PA 1	4.5	4.5	4.5	4.5	7.5
PA 2	2.3	4.5			
PA 3	6.7	6.8	6.8	6.6	12.0
PA 4	1.8	2.3	2.4		
PA 5	5.2	5.2	5.2	5.2	9.6
PA 6	1.3				
PA 7	1.8		4.5		
PA 8	3.0		4.5		
PA 9	N/A		2.8		

Alternatives Matrix

	(with Support System)				
	B-4	B-5	B-6	B-8	B-8'
Gross Area (Acres)	9,030	7,169	6,739	3,680	3,680
Dwelling Units (DU's)	14,000	13,982	13,974	8,410	14,000
Town Center/Business Park (Acres)	388	350	357	146	355
Neighborhood Retail (Acres)	39	31	31	21	34

PA1.

Planning Area One represents the westernmost portion of the Ranch property closest to San Juan Capistrano. For alternative B-4, the land uses are envisioned as a mix of residential estates, low density senior housing, office and retail. For alternatives B-5, 6 and 8, the land uses include medium to high density housing and a high density business park.

Land Use Task Force Observations

- 1.1 Planning Area One is suitable for development.
- 1.2 Community design should recognize that Planning Area One functions as a gateway and transition area between San Juan Capistrano and the new development.
- 1.3 Planning Area One will impact the nearby communities of San Juan Capistrano and Ladera Ranch especially with regard to traffic flows. It may impact community identity and retail development.
- 1.4 Residential development in this area should be compatible with adjacent existing development in San Juan Capistrano. Care should be taken to site new housing below the line of visibility from San Juan Capistrano.
- 1.5 The highway system in this area should be configured to encourage traffic flow in a north-south direction, thereby minimizing traffic impact at the Ortega Highway and I-5 interchange in San Juan Capistrano.
- 1.6 The Task Force believes the La Pata extension is desirable if cost and engineering feasibility issues can be overcome.
- 1.7 Several members of the task force felt that retail development in this area should be local-serving only and should be configured so as not to compete directly with San Juan Capistrano.
- 1.8 Development in Planning Area One would distribute development intensity on the Ranch property.
- 1.9 Given its proximity, Planning Area One may be considered for possible annexation to San Juan Capistrano. However, this possibility should be considered within the context of a comprehensive governance solution.

PA2.

Planning Area Two extends north from Old Ortega Highway into Chiquita Canyon up to Oso Highway, the northernmost border of the Ranch property. For alternative B-4, the land uses include cluster residential with golf, traditional single-family residential and neighborhood retail and employment-creating uses such as commercial office. For alternative B-5, the area would be entirely traditional residential development with no clustering. For alternatives B-6 and B-8, no development would occur.

Land Use Task Force Observations

- 2.1 Task Force members' opinions about the suitability of development in Planning Area Two vary. For some members, the presence of biological resources in Chiquita Canyon dictates that no development is appropriate anywhere in this area. Other members of the Task force believe that development could occur in Planning Area Two if it is sited on relatively higher elevations with large setbacks, buffers, and other environmental controls. Some Task Force members would consider placing some development in the southern one-third of Chiquita Canyon in exchange for leaving the entire northern two-thirds of the area undeveloped.
- 2.2 Planning Area Two represents an opportunity to preserve a relatively large, intact habitat including alkaline wetlands and a perennial stream, north of the existing treatment facility (sometimes referred to as "middle Chiquita").
- 2.3 Planning Area Two may result in dispersed development patterns and therefore could result in increased service delivery costs (infrastructure, schools, public safety, public transportation, etc.) relative to other planning areas.
- 2.4 The highway system in this area should be configured to encourage traffic flow in a north-south direction.
- 2.5 The necessity of extending Crown Valley Parkway eastward should be studied in relation to the level of development proposed for Planning Areas Two and Three and the need for access to schools and other community facilities. On the one hand, it may provide some improved circulation benefits. On the other hand, the roadway extension requires a deep cut resulting in potentially significant environmental impacts, as well as negative impacts to Riley Park.
- 2.6 Additional traffic flow into the Mission Viejo community should be minimized.

PA3.

Planning Area Three includes Cow Camp and the lands immediately surrounding it to the northernmost boundary of the Ranch property. For alternative B-4, the land uses include a town center with mixed use (retail, employment, office and housing), estate residential near Coto de Caza, civic facilities such as a town hall, community center and park, a business park and sports park. For alternatives B-5 and 6, conventional residential development would replace the estate residential, and other uses would remain the same. For alternative B-8, medium to high and very high density residential development is contemplated with no estates. Alternative B-8 also presents fewer opportunities for business park and town center land uses.

Land Use Task Force Observations

- 3.1 Task Force members agreed that Planning Area Three is suitable for development, with the least environmental impacts relative to some other planning areas.
- 3.2 Planning Area Three represents a good opportunity to provide a multi-use town center with mixed use development.
- 3.3 The centrality of Planning Area Three makes it an ideal location for a high school, sports park, and other facilities that serve the entire community.
- 3.4 The necessity of extending Crown Valley Parkway eastward should be studied in relation to the level of development proposed for Planning Areas Two and Three and the need for access to schools and other community facilities. On the one hand, it may provide some improved circulation benefits. On the other hand, the roadway extension requires a deep cut resulting in potentially significant environmental impacts, as well as negative impacts to Riley Park.
- 3.5 Buffers should be provided between development in Planning Area Three and the adjacent Caspers Park to protect views and other resource values. (The ridgeline may serve as the potential buffer.) A wildlife corridor from Chiquita Canyon to Caspers Park should also be integrated into the plan.
- 3.6 The relatively large size of this area makes it possible to consider a wide range of land use and development options including opportunities for higher density development serving all economic levels.

PA4.

Planning Area Four extends eastward from Cow Camp south of San Juan Creek along the Ortega Highway, and lies entirely within the San Juan Watershed. For alternative B-4, traditional low density residential development is envisioned. For alternatives B-5 and 6, low to medium density residential development is contemplated. No development would occur in this area under alternative B-8.

Land Use Task Force Observations

- 4.1 Many Task Force members agreed that Planning Area Four is suitable for development, noting that the land area has already been disturbed due to previous activities. With good design and environmental controls, overall densities could be increased and the development area could be expanded in exchange for reducing or eliminating development in other more environmentally-sensitive portions of the Ranch property.
- 4.2 Planning Area Four offers strong recreational possibilities including trails, trail heads and staging areas.
- 4.3 A portion of this area may function as a habitat interchange point for wildlife moving from Verdugo Canyon to Caspers Park and San Juan Creek to the north.
- 4.4 Development in this area should be sited to reduce visibility from the Caspers Wilderness Park to the north.

PA5.

Planning Area Five includes the land south of Old Ortega Highway in the south-central portion of the Ranch property. For alternatives B-4, B-5 and B-6, the area would be designed as an active adult village. For alternative B-8, development would be traditional housing including a range of product types.

Land Use Task Force Observations

- 5.1 Task Force members agreed that Planning Area Five is suitable for development.
- 5.2 Subject to geographical and topographical constraints, housing densities could be increased and employment-generating uses could be intensified given this area's central location.
- 5.3 Appropriate buffers should be provided to separate Planning Area Five from the Donna O'Neill Land Conservancy area to the south and Old Ortega Highway to the north.
- 5.4 Planning Area Five may be appropriate for relatively affordable housing given the area's central location and relationship to other development areas.
- 5.5 A wildlife corridor should be provided from the Prima Deshecha Landfill to the Donna O'Neill Land Conservancy to the southeast.

PA6.

Planning Area Six includes the portion of the Ranch property just northeast of the Donna O'Neill Land Conservancy. For alternative B-4, a very low density residential development with a golf course is envisioned. No development would occur under alternatives B-5, B-6 and B-8.

Land Use Task Force Observations

- 6.1 Task Force members' opinions about the suitability of development in Planning Area Six vary. For some members, development should not occur within the San Mateo watershed due to the relatively undisturbed nature of this ecological area. Other members of the Task force believe that some relatively low density residential development could occur in Planning Area Six with proper site design and environmentally sensitive development standards being applied. Overall, Task Force members agree that the San Mateo Creek Watershed is an important resource that should be respected.
- 6.2 Planning Area Six may result in dispersed development patterns and therefore may result in increased service delivery costs (infrastructure, schools, public safety, public transportation etc.) relative to other planning areas.
- 6.3 Development in Planning Area Six may negatively impact the resources on the Donna O'Neill Land Conservancy due to its proximity, especially with regard to viewshed and wildlife connectivity.
- 6.4 The erosive soils in this area should be carefully considered in detailed site planning and design.

PA7.

Planning Area Seven includes the former cement plant and mining site and the area immediately east of the Donna O'Neill Land Conservancy. For alternative B-4, development would be primarily traditional housing with very low density housing on the eastern most edge. For alternative B-6, housing density would be low to medium throughout. No development would occur for alternatives B-5 and B-8.

Land Use Task Force Observations

- 7.1 Task Force members' opinions about the suitability of development in Planning Area Seven vary. For some members, development should not occur within the San Mateo watershed due to the relatively undisturbed nature of this ecological area. Other members of the Task force believe that some relatively low density residential development could occur in Planning Area Seven with proper site design and environmentally sensitive development standards being applied.
- 7.2 Planning Area Seven may result in dispersed development patterns and therefore could result in increased service delivery costs (infrastructure, schools, public safety, public transportation, etc.) and reduced government efficiency and effectiveness (relative to other planning areas).
- 7.3 Development in Planning Area Seven will impact the resources on the Donna O'Neill Land Conservancy due to its proximity, especially with regard to viewshed and wildlife connectivity.
- 7.4 Noise from Camp Pendleton operations may impact development in this area.
- 7.5 Additional traffic flow into the City of San Clemente should be minimized.
- 7.6 Development in Planning Areas Seven and Eight would distribute development intensity on the Ranch property.
- 7.7 The erosive soils in this area should be carefully considered in detailed site planning and design.

PA8.

Planning Area Eight includes the land area currently occupied by the TRW lease on the southernmost portion of the Ranch property. For alternative B-4, the area is envisioned as a mixed use community with very low density housing on the eastern edge and a golf resort facility. For alternative B-6, development would be medium density housing throughout. No development would occur on alternatives B-5 and B-8.

Land Use Task Force Observations

- 8.1 Task Force members' opinions about the suitability of development in Planning Area Eight vary. For some members, development should not occur within the San Mateo watershed due to the relatively undisturbed nature of this ecological area. Other members of the Task force believe that some relatively low density residential development could occur in Planning Area Eight with proper site design and environmentally sensitive development standards being applied.
- 8.2 Development in Planning Area Eight may impact the resources on the Donna O'Neill Land Conservancy due to its proximity, especially with regard to viewshed and wildlife connectivity.
- 8.3 Noise from Camp Pendleton operations will impact development in this area. While noise effects can be mitigated, they cannot be fully eliminated thereby creating a potential land use conflict between any residential development proposed for this area and Camp Pendleton.
- 8.4 Additional traffic flow into the City of San Clemente should be minimized.
- 8.5 Development in Planning Areas Seven and Eight would distribute development intensity on the Ranch property.
- 8.6 Planning Area Eight may result in dispersed development patterns and therefore could result in increased service delivery costs (infrastructure, schools, public safety, public transportation, etc.) relative to other planning areas.
- 8.7 Planning Area Eight could be considered for possible annexation to San Clemente within the context of a comprehensive governance solution.

PA9.

Planning Area Nine includes the eastern portion of the Ranch property adjacent to the private properties currently occupied by ranchettes and rural density development. For alternative B-4, conservation-oriented large estate residential is envisioned with resident-only golf. For alternative B-6, development would be low to medium density residential. No development would occur on alternatives B-5 and B-8.

Land Use Task Force Observations

- 9.1 Task Force members' opinions about the suitability of development in Planning Area Nine vary. For some members, development should not occur within the San Mateo watershed due to the relatively undisturbed nature of this ecological area. In addition, as one of the least accessible portions of the Ranch property, this area will generate long auto trips. Other members of the Task force believe that the conservation-estate concept can achieve most if not all of the resource preservation and stewardship objectives but at a much lower cost to the public. Very careful site planning and environmentally sensitive design techniques would be required.
- 9.2 The highly dispersed and remote development pattern of Planning Area Nine could substantially increase service delivery costs (infrastructure, schools, public safety, public transportation, etc.) and risk relative to other planning areas. Given the rural nature of this environment, residents of these estates should expect emergency response times that would be considered unacceptably low relative to other portions of Orange County. These residents would also expect a lower than normal level of municipal services.
- 9.3 The Task Force believes that the continuation of O'Neill Ranch operations in this area would be highly desirable. A working ranch in this area would be a significant historical and cultural resource to the people of Orange County as well as an important legacy for the O'Neill family.

III. Assessment of RMV Planning Alternatives Using the SCORE Land Use Evaluation Criteria and Performance Objectives

The SCORE Land Use Task Force member summary comments on each of the four land use alternatives are presented on the following pages.

For all alternatives below and any others that may be developed through the EIR process, the Task Force wants to emphasize the need for a **comprehensive governance solution**. The Ranch development proposal represents the best remaining opportunity to address existing unincorporated areas of development within the County. *All creative approaches should be explored in an effort to achieve long term sustainable fiscal health, efficient service delivery and strong community identity.*

LAND USE ALTERNATIVE B-4

This land use alternative provides a range of development areas as proposed by the Rancho Mission Viejo.

SCORE Land Use Task Force member comments on this land use alternative are summarized below but do not necessarily reflect unanimous agreement:

- B4.1 This alternative impacts two important environmental resource areas on the Ranch property, Chiquita Canyon (PA2) and the San Mateo Watershed (PA 6, 7, 8 and 9).
- B4.2 The development pattern of PA1 should be compatible with the surrounding development in San Juan Capistrano immediately adjacent to PA1.
- B4.3 Planning Area One should be considered for possible annexation to San Juan Capistrano within the context of a comprehensive governance solution.
- B4.4 Planning Areas Six, Seven, Eight and Nine may result in dispersed development patterns and therefore may result in increased service delivery costs (infrastructure, schools, public safety, public transportation, etc.) and reduced government efficiency and effectiveness relative to other planning areas. Planning Area Eight should be considered for possible annexation to San Clemente within the context of a comprehensive governance solution.

LAND USE ALTERNATIVE B-5

This land use alternative concept directs development to the western and central portions of the Ranch and avoids development in the San Mateo watershed area.

SCORE Land Use Task Force member comments on this land use alternative are summarized below but do not necessarily reflect unanimous agreement:

- B5.1 This alternative impacts one important environmental resource area on the Ranch property, Chiquita Canyon (PA2).
- B5.2 The development pattern of PA1 should be compatible with the surrounding development in San Juan Capistrano immediately adjacent to PA1.
- B5.3 Planning Area One should be considered for possible annexation to San Juan Capistrano within the context of a comprehensive governance solution.
- B5.4 Planning Area Four could be expanded in exchange for less or no development in Planning Area Two.
- B5.5 Adequate open space buffers and habitat corridors should be provided between all development areas and adjacent open space and habitat areas on and adjacent to the Ranch property.

LAND USE ALTERNATIVE B-6

This land use alternative directs development to the western and central portions of the Ranch, includes development in the San Mateo watershed area and avoids development in the Chiquita Canyon area.

SCORE Land Use Task Force member comments on this land use alternative are summarized below but do not necessarily reflect unanimous agreement:

- B6.1 This alternative impacts one important environmental resource area on the Ranch property, the San Mateo Watershed (PA7, 8 and 9).
- B6.2 The development pattern of PA1 should be compatible with the surrounding development in San Juan Capistrano immediately adjacent to PA1.
- B6.3 Planning Area One should be considered for possible annexation to San Juan Capistrano within the context of a comprehensive governance solution.
- B6.4 Planning Area Four could be expanded in exchange for less or no development in Planning Areas Seven, Eight and Nine.
- B6.5 Adequate open space buffers and habitat corridors should be provided between all development areas and adjacent open space and habitat areas on and adjacent to the Ranch property.
- B6.6 If development were to occur in PA2, land use could be arrayed along Ortega Highway on the south and along the proposed north-south road adjacent to PA3 to minimize impacts on “middle” Chiquita Canyon.

LAND USE ALTERNATIVE B-8

This land use alternative directs all development to the western and central portions of the Ranch property and avoids development in the Chiquita Canyon and San Mateo Watershed areas.

SCORE Land Use Task Force member comments on this land use alternative are summarized below but do not necessarily reflect unanimous agreement:

- B8.1 This alternative may entail considerable public acquisition costs based upon the value of the property not developed or otherwise set-aside.
- B8.2 The development pattern of PA1 should be compatible with the surrounding development in San Juan Capistrano immediately adjacent to PA1.
- B8.3 Planning Area One should be considered for possible annexation to San Juan Capistrano within the context of a comprehensive governance solution.
- B8.4 A fiscal study will be needed to determine if this alternative provides sufficient development opportunities for creating an economically-balanced, self-sustaining community.
- B8.5 In the instance that a new Ortega highway is not built the old Ortega Highway will require upgrading to achieve safety, maintenance and operational standards.

LAND USE ALTERNATIVE B-8'

This land use alternative directs all development to the western and central portions of the Ranch property and avoids development in the Chiquita Canyon and San Mateo Watershed areas. Development densities and intensities are increased relative to land use alternative B-8 in order to achieve the same or nearly the same overall housing count as proposed in land use alternative B-4.

SCORE Land Use Task Force member comments on this land use alternative are summarized below but do not necessarily reflect unanimous agreement:

- B8'.1 This alternative may entail considerable public acquisition costs based upon the value of the property not developed or otherwise set-aside.
- B8'.2 The increased densities assumed for Planning Areas One, Three and Five will affect traffic flow in surrounding communities.
- B8'.3 Planning Area One should be considered for possible annexation to San Juan Capistrano within the context of a comprehensive governance solution.
- B8'.4 Community design and market studies will be needed to determine if this land use alternative (with the assumed higher densities) satisfies market demand and results in a desirable community development pattern and acceptable quality of life.
- B8'.5 A fiscal study will be needed to determine if this alternative provides sufficient nonresidential development opportunities for creating an economically-balanced, self-sustaining community.